

**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:33 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN and ROSS

ALSO PRESENT: STEVE HOUCHENS, Acting Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(11:33)

3-575

**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF FEBRUARY 1, 2006

**Fiscal Impact:**

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE - APPROVED by Reference - UNANIMOUS**

**MINUTES:**

There was no discussion.

(11:34 - 11:35)

3-582

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (CVIP) AGREEMENT WITH FACILITEQ BUSINESS INTERIORS, INC., PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO A COMMERCIAL BUILDING LOCATED AT 817 SOUTH MAIN STREET, APN 139-34-410-001 (NOT TO EXCEED \$50,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 67 (R-13-2006) AND RDA ITEM 3 (RA-1-2006)]

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$50,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/Redevelopment Agency
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

Faciliteq Business Interiors, Inc., is the tenant of a commercial property located at 817 South Main Street. The building is in the process of having extensive interior work done and the exterior will also undergo a complete rehabilitation. The exterior will be replaced with new and expanded facade rehabilitation, including new paint, landscaping, doorways, windows and signage.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Commercial VIP Agreement
2. Site Map

**MOTION:****TARKANIAN - APPROVED - UNANIMOUS****MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, reviewed the Subject sections for City Council Item 67 and Redevelopment Agency Items 2 and 3. He showed a picture of the existing facility and a sketch of the improvements. Staff recommends approval of all three items.

QUENTIN ABRAMO, Faciliteq Business Interiors, said the company is in the furniture business, and it is a supplier of systems furniture to the City of Las Vegas. The facility will house an approximate 10,000 square-foot showroom. He intends to hire 26 personnel.

NOTE: City Council Item 67 and Redevelopment Agency Item 2 for 3/15/2006 contain duplicate minutes.

(11:35 - 11:39)

3-611

**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

**RESOLUTIONS:**

RA-1-2006 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (CVIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND FACILITEQ BUSINESS INTERIORS, INC., LOCATED AT 817 SOUTH MAIN STREET (APN 139-34-410-001), TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 1 (TARKANIAN) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 67 (R-13-2006) AND RDA ITEM 2]

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This is a related item to discussion and possible action regarding assisting Faciliteq Business Interiors, Inc. with the cost of visual improvements for the building at 817 South Main Street. Approval will adopt findings that the Agreement is in compliance with furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-1-2006
2. Site Map

**MOTION:**

**TARKANIAN - APPROVED - UNANIMOUS**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, and QUENTIN ABRAMO, Faciliteq Business Interiors, were present.

NOTE: See Item 2 for related discussion.

(11:35 - 11:39)

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION OF AWARD OF BID NO. 06.15341.01-LED, FIFTH STREET SCHOOL RENOVATION PHASE 2 LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH AND THE CONSTRUCTION CONFLICTS AND CONTINGENCY RESERVE SET BY FINANCE AND BUSINESS SERVICES - DEPARTMENT OF PUBLIC WORKS - AWARD RECOMMENDED TO: MOUNTAIN VISTA DEVELOPMENT, INC., \$337,157.50 - REDEVELOPMENT FUNDS) - WARD 1 (TARKANIAN)

**Fiscal Impact:**

☐

**No Impact**

**Amount:**

\$337,157.50

☒

**Budget Funds Available**

**Dept./Division:**

Redevelopment Agency

☐

**Augmentation Required**

**Funding Source:**

Special Revenue

**PURPOSE/BACKGROUND:**

This project consists of interior demolition of existing partitions, doors, ceilings, flooring, lighting and mechanical systems, asbestos and lead paint abatement and installation of temporary construction lighting.

PCC: L.E. Davis

POC: Chuck King - (702) 458-9700

**RECOMMENDATION:**

That City Council approve the award of Bid No. 06.15341.01-LED, Fifth Street School Renovation Phase 2 to Mountain Vista Development, Inc., in the amount of \$337,157.50 and approve a contingency reserve of \$23,601. Authority to execute the contract is given to the Purchasing Manager per R-88-2004.

**BACKUP DOCUMENTATION:**

Bid Abstract

**MOTION:**

**TARKANIAN - APPROVED - UNANIMOUS**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, reported that this matter involves the second phase of the demolition work for the Fifth Street School. The work was put out to bid, and staff recommends approval of the low bidder, which came in lower than expected, along with the contingency reserve amount. The design contract will be presented at a future meeting, at which time an update will be given on how the space will be filled.

CHAIRMAN GOODMAN confirmed with MR. ADAMS that staff understands the importance of this project to the revitalization of downtown. MR. ADAMS assured the Mayor that staff is working with a number of groups on occupying the space.

TOM MCGOWAN, Las Vegas resident, recommended approval.

MEMBER TARKANIAN noted that this is a great project. She thanked MR. ADAMS for his efforts in

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**MINUTES - Continued:**

this matter.

(11:35 - 11:39)

3-750

**AGENDA SUMMARY PAGE**  
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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

NOT TO BE HEARD BEFORE 1:00 P.M. - PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS REDEVELOPMENT PLAN, SO AS TO EXPAND THE PLAN AREA, TO RESTATE THE PLAN, AND TO UPDATE THE POLICIES AND PROCEDURES, AND TO CONSIDER AND ACT UPON THE PROPOSED AMENDMENT - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY) [NOTE: THIS ITEM WILL BE TRAILED TO IMMEDIATELY PRIOR TO THE CITY COUNCIL PM SESSION]

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The purpose of the proposed plan amendment is to expand the Redevelopment Area and update and restate the plan documents - pursuant to all the provisions of the Community Redevelopment Law (NRS 279.382 et seq.) and the goals of the Redevelopment Plan.

**RECOMMENDATION:**

Staff recommends that the Agency recommend APPROVAL and send the proposal to the Planning Commission for its report and recommendation, which will then be forwarded to the Legislative Body.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Amended and Restated City of Las Vegas Redevelopment Plan - Expansion Areas A - F
3. Rules Governing Participation By Property Owners
4. Relocation Rules and Regulations
5. Detail Maps of Expansion Areas A - F (7 maps total)
6. Overview Map of Existing Area and Expansion Areas A - F (1 additional map)
7. Submitted after final agenda - Protest by Kathleen Merrill, Sharon Fitzgerald, hardcopy of PowerPoint Presentation by staff; comments and photos submitted by Dedra Edmond and letter with attachment by Daniel Deegan

**MOTION:**

**REESE - APPROVED as recommended with the deletion of APN 162-04-412-001 - UNANIMOUS**

**MINUTES:**

MAYOR GOODMAN reopened the Redevelopment Agency Meeting and opened the Public Hearing. He introduced LAURA VILLAR, who is a certified court interpreter. MS. VILLAR was the interpreter for the Hispanic community in attendance at this meeting.

SCOTT ADAMS, Director, Office of Business Development, and CEO Redevelopment Agency, briefly explained that the proposal is to add six new areas within the City of Las Vegas into the Las Vegas Redevelopment Area. MR. ADAMS pointed out that the Council adopted a new policy that requires under any General Plan Amendment that a notice be sent within a 1,000-foot radius of the affected property. Because an additional six areas are being added into the redevelopment area, 7,400 property

**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006****MINUTES - Continued:**

owners were notified via certified mailing. In addition, staff has fielded approximately 400 phone calls through the department. It was staff's belief that many of the notified residents in attendance were within the notification boundary but not in the area directly affected by the redevelopment area expansion. Staff felt it was necessary to have MS. VILLAR in attendance, as 25 percent of all telephone calls were from Spanish speaking only individuals.

MR. ADAMS clarified that it was not too late to eliminate or remove a property from the boundary of the proposed redevelopment area. At the Mayor's request, he also explained that a redevelopment area is the greater downtown area that includes parts of east and west Las Vegas. The goal is to take an area that is deemed slum or blighted, according to State law, and enhance the value and quality of those areas. This is most notable in the downtown area, as new projects continue to come forward in this area. The same goal and objective would be applied to the redevelopment area. Recently, a policy was adopted that new residential areas would not be added to the newly expanded redevelopment areas. As a result, the proposed redevelopment expansion only includes commercial properties. During the process, residential properties that were included in error were removed from the proposed expansion.

MR. ADAMS then introduced STEVE VAN GORP, Redevelopment Manager, who reviewed the Powerpoint presentation which entailed an overview of the Redevelopment Agency history, the recent notification process, proposed areas for redevelopment, residents' concerns and current proposed actions of the Redevelopment Agency.

MR. ADAMS pointed out some minor changes: The page numbering in the Table of Contents has been changed and replaced. Page 1 in the introduction of the first paragraph of the plan document, the number of expansion areas have been corrected from four to six. The legal description was changed from "description" to "descriptions". The date, August 12, 2004, was added to the last paragraph on Page 1. On Page 32.8, a paragraph was revised in its entirety.

MAYOR GOODMAN thanked MR. ADAMS and MR. VAN GORP for their presentation. He assured the residents that eminent domain would not take place by the City of Las Vegas. Although the Supreme Court has indicated eminent domain is appropriate, the Mayor confirmed that the Council is committed to not engaging in any kind of eminent domain. In addition, the redevelopment area pertains to commercial properties and does not include residential properties. He advised residents to speak with MARGO WHEELER, Director of Planning and Development, or MR. ARENT, Planning and Development, to confirm whether or not their properties are inclusive of what is being proposed. In addition, they would have the opportunity to exclude their property from the proposed additions to the redevelopment area.

COUNCILMAN WEEKLY commended the residents for coming out and reiterated the importance of ensuring that residential properties are exclusive of this redevelopment area.

In reference to residents' concerns about property near Sahara Avenue and Rancho Drive, COUNCILWOMAN TARKANIAN and residents have requested that this particular parcel be deleted from the proposed redevelopment area. MR. ADAMS concurred with the request. The Councilwoman added that the large turnout of residents was a tribute to the Council's efforts in getting the community more involved. MAYOR GOODMAN wholeheartedly agreed.



**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006****MINUTES - Continued:**

BEATRICE TURNER, West Las Vegas, stated her mother owned the property at 1212 W. Washington Avenue. Her mother is 85 years old and would not want to see eminent domain take place, as it would be difficult for her to acquire home ownership again. On behalf of her mother and many residents, she confirmed that the proposed redevelopment plan was favorable, as long as their residential properties were not included whatsoever. Many residents continue to have a lack of trust where the City is concerned and because of past issues.

COUNCILWOMAN TARKANIAN reconfirmed for JUDGE DONALD MOSLEY, 1127 Westland Avenue, that Council and staff would support deleting the aforementioned parcel number near Sahara Avenue and Rancho Drive, as the area is not blighted. The residents would not be forced to include this parcel in the redevelopment area.

DANIEL DEEGAN, 1801 Granite Avenue, confirmed he was not in the redevelopment area, although the area surrounds his neighborhood. His concern was that any neighborhood surrounded by redevelopment would be affected by adjacency issues. He requested the Council and staff consider this point when proposing the redevelopment plan. He pointed out that over two years, some effort has been made to try to have Council and staff work with residents regarding the possibility of including neighborhood representation in the planning process. Because he and other individuals have not received any feedback on their suggestion, he could not support the proposal as is. The redevelopment area removes certain protocol and procedures, including notification. With that, he submitted his letter of opposition for the record.

RAINEY THOMAS, West Las Vegas resident, asked for clarification on the proposal. MAYOR GOODMAN clarified that the residences are not part of the redevelopment area and plans have not been confirmed on the type of development that would take place. Should a project come before Council that is within the redevelopment boundaries, the developer may be entitled to some benefits. She stressed that the west side of town is in dire need of improvements. MR. ADAMS confirmed that the normal notification process would take place to allow residents the opportunity to attend the meeting and voice any concerns.

At COUNCILMAN BROWN'S request, MR. ADAMS clarified that up until 1996, there were some residential properties included in the existing redevelopment area. However, with the current proposal, residential properties have been excluded.

DEDRA EDMOND, 418 Jackson Avenue, confirmed for the Mayor that her property is mixed use with commercial and residential. On February 7, 2006, her property was set on fire. She believed that her property was targeted on this date, which was the same date of the late Officer Henry Prendez's funeral. A rap artist, Amir Crump, who is now deceased, and his group, Desert Mob, trespassed onto her property to take a photo for their album cover. She expressed her concerns with her property being associated with the deceased rap artist, whom she did not know. She requested funding and/or the possibility of her property being included in the redevelopment area, which could be an opportunity to rebuild her property and business. COUNCILMAN WEEKLY advised MS. EDMOND to speak with MR. ADAMS regarding possible assistance, as her property may already be included in the redevelopment area. MS. EDMOND submitted her comments and photos for the record.

**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006****MINUTES - Continued:**

SHAFIK ZVULUN, 726 Encanto Drive, supports development but expressed distaste for some of the development surrounding his property.

ELMA HALBERT, 232 West Baltimore, stated her commercial property is located behind the Stratosphere Tower. She has spent a substantial amount of money in upgrading her property to comply with Code. MAYOR GOODMAN confirmed that her property is in the redevelopment area. MR. ADAMS explained that the agenda does not entail the deletion of a property from the existing redevelopment area. He confirmed with the City Attorney that once a property is in the redevelopment area, one cannot opt out but there may be an opportunity for further improvement, especially in blighted areas. She, too, was concerned with eminent domain taking place in the future.

AL GALLEGOS, 711 Bell Drive, has been involved in redevelopment for 20 years and was displeased that the City has not kept its word regarding eminent domain, particularly in his neighborhood. He requested a commitment from the entire Council that eminent domain would not ever take place in his community. In addition, he desired more interpreters for the Hispanic community in attendance at this meeting. COUNCILMAN REESE agreed with the Mayor and has previously expressed in neighborhood meetings that eminent domain would not take place.

TOM MCGOWAN, Las Vegas resident, appreciated the Council's intense drive to redevelop Las Vegas. He was disappointed that, in reality, there is no guarantee that eminent domain would not take place. He commended staff on an excellent Powerpoint presentation.

ELWIN SLACK, 708 Clarkway Drive, spoke on some of the nearby and adjacent homes to his property that have been replaced with commercial, but the area is still zoned RE (Residential Estates). He referenced a residential lot that Ahern Rentals, Inc. paved and was informed that the business should have been shut down. He and other residents wholeheartedly believed this was a form of eminent domain and believed that existing residential development was being replaced illegally with rubbish.

PAUL ADAMS, 1077 Comstock, expressed concern for the misuse on a large parcel that borders Bonanza Road and Washington Boulevard. This parcel is leased out by Ahern and is zoned RE, but the current use is not up to Code. There are railroad cars stacked high on the property, and some of them are being used for internal office space. There are also open containers with hydraulic fluid and gasoline cans on site.

SHONDRA ARMSTRONG, 1931 Fair Avenue, stated that a meeting was held and for the most part, the residents supported the expansion of redevelopment. However, the concern was that there would be redevelopment without boundaries. The zoning is broad, and the residents are not clear as to what type of development could be placed on the land. The residents do not want general commercial, as there are zoning regulations currently in place that are not being enforced and blatantly misused. The residents do not feel that they are receiving assistance from the City to alleviate the existing problems and feel that the City should have parameters to better manage redevelopment and the proposed redevelopment expansion.

CRAIG KATCHEN, 3930 Swenson, fully supported the proposed redevelopment and commended the

**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006**

**MINUTES - Continued:**

Council for their vision. He believed that the residents did not fully understand the efforts the City has made in order to protect the residents.

JOSE CEJA, 2490 East Fremont, thanked the Council for assisting him with his business, as he has experienced much success. He wholeheartedly supported redevelopment, as it benefits everyone and the surrounding communities.

COUNCILMAN REESE requested that staff keeps Council abreast on any additional concerns, should some arise. COUNCILWOMAN TARKANIAN requested that the Councilman include in his motion the deletion of APN number 16204412001; both the Councilman and staff concurred.

MAYOR GOODMAN appreciated everyone's orderly conduct during comments and throughout the entire process.

MAYOR GOODMAN adjourned the Redevelopment Agency Meeting and declared the Public Hearing closed.

(1:25 - 2:29)

4-1

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

TOM McGOWAN, Las Vegas resident, read and submitted his written comments. CHAIRMAN GOODMAN verified with MR. McGOWAN that he has not yet been contacted by Leisure Services.

(11:42 - 11:46)

3-846

BEATRICE TURNER stated that it was very difficult for her to stay calm at the Clark County Commission meeting when the Commissioners considered a grant for EOB. She then commented that more drastic measures need to be taken against graffiti taggers.

(11:46 - 11:48)

3-969

JERRY NEAL commended the City Council for doing a good job and thanked the City for its assistance in getting mold issues in his complex resolved. However, there are still some issues with mold problems in public housing. These problems must be addressed and monitored; otherwise, the money already put into it will be wasted. He asked the Council to put the Las Vegas Housing Authority on notice.

(11:48 - 11:50)

3-1056

VINCENT JAMES WALTER WATLEY IV, 1301 Sunset Road, said he is an executive chef with Station Casinos. He read and submitted his written comments.

(11:50 - 11:54)

3-1114

DOROTHY BARNES asked that her name not be used because she is a sick person. She moved from Louisiana because her name was being misused there as well, and she and her family were being disrespected. She understands that the City Council wants to help people, but she requested that it not be done at her expense.

(11:54 - 11:55)

3-1261

THE MEETING RECESSED AT 11:55 A.M., RECONVENED DURING THE AFTERNOON SESSION TO CONSIDER ITEM 5 AT 1:25 P.M. AND WAS ADJOURNED AT 2:29 P.M.

Respectfully submitted:



**REDEVELOPMENT AGENCY MEETING OF: MARCH 15, 2006**

**MINUTES - Continued:**

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Gabriela Portillo-Brenner, Deputy City Clerk  
March 31, 2006

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Barbara Jo Ronemus, Secretary